



Daisy Cottage Bolberry Farm Cottages, Malborough, Kingsbridge, Devon,
TQ7 3DZ
£1,500 PCM

- Allocated Parking
- Pets Considered
- Attractive Garden
- Unfurnished
- Three Bedrooms

Daisy Cottage Bolberry Farm Cottages, Kingsbridge

TQ7 3D7

Unfurnished | Pets Considered | Three Bedrooms | Well Presented | Attractive Garden | Allocated Parking.



Council Tax Band: D



Discover the charm of countryside living in this well presented, furnished (but flexible) three bedroom cottage located in the idyllic hamlet of Bolberry, just a short drive from Malborough and Kingsbridge.

This delightful property offers a warm and welcoming atmosphere, perfect for those seeking peace and rural beauty. The accommodation is beautifully maintained and includes three generously sized bedrooms, a spacious living area, and a modern kitchen. The cottage benefits from an attractive garden, ideal for relaxing or entertaining, and allocated parking for added convenience.

Pets are considered, making this a great option for pet-loving tenants, and the property will be available from April 2026.

MATERIAL INFORMATION

Monthly rent: £1,500
Security deposit: £1,730
Holding deposit: £345
Council Tax band: Not banded
Tenure: Freehold
Property type: Other
Property construction: Standard undefined construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Borehole
Sewerage: Sewerage treatment plant
Heating: LPG-powered central heating is installed.
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good
Parking: Allocated, Gated, Private, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Area of Outstanding Natural Beauty
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

RESTRICTIONS

Pets: Considered by agreement with the landlord
Smoking or Vaping: Not permitted inside the property.

VIEWINGS

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

TENANCY TYPE

Offered initially on an Assured Shorthold Tenancy with rent payable monthly in advance. The tenancy will transition to the new tenancy structure introduced under the Renters Rights Act in line with legislation when implemented.

REFERENCING CRITERIA

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1,500, the applicant/s must be able to prove an annual household income of at least £45,000

RENTERS RIGHTS ACT

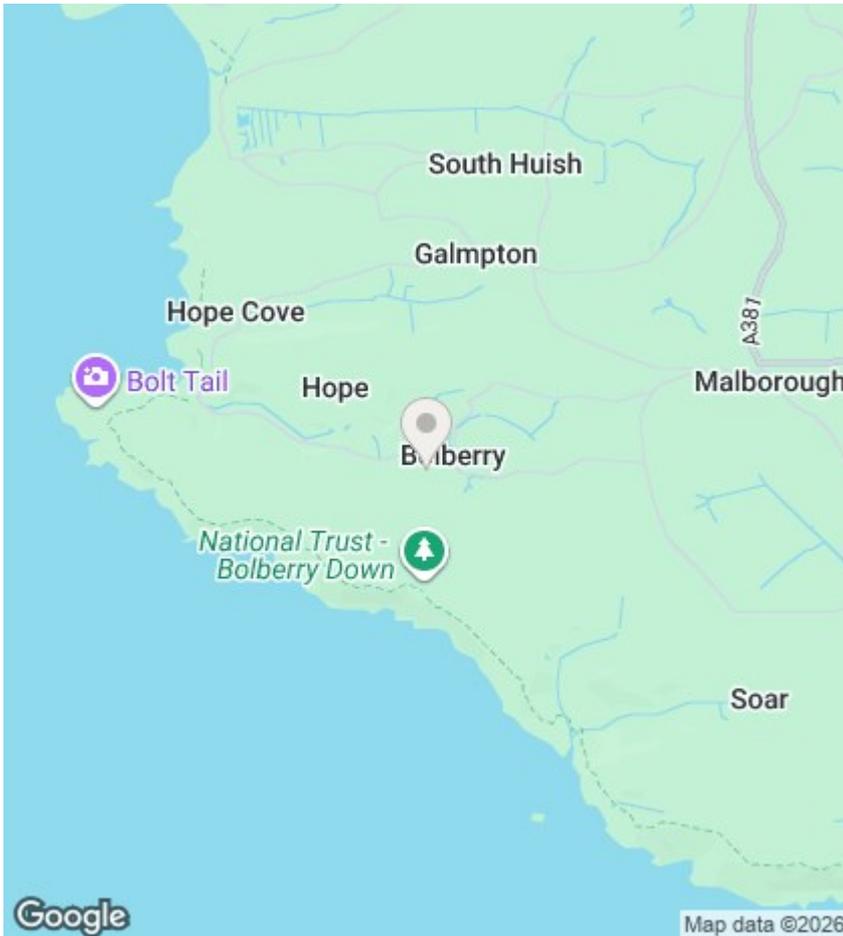
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:

- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye.



Directions

<https://maps.app.goo.gl/Vji5r78xVT2PYEiB6>

Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	